

CVCHA Programs and Services

CVCHA is one of ten regional Associations of the National Association of Housing Cooperatives - NAHC. Membership in NAHC is automatically included with Membership in CVCHA.. Many of our members in Connecticut and Massachusetts were former direct members of NAHC. Unless and until the New England Federation is reestablished, we welcome members from anywhere in New England.

Our Purposes, Principles and Standard Operating Practices, as set forth in our By-Laws, are the same as those of NAHC. As a NAHC affiliated Association, CVCHA receives non profit tax status under IRS Section 501(c)3.

Our website, CVCHA.org, includes our easy to download By Laws and our Application form. Both confirm that CVCHA membership includes NAHC membership. Our dues structure as stated in Article III of our By-Laws takes advantage of the lower NAHC dues for co-ops joining NAHC through a regional Association. We believe this automatic affiliation arrangement has many mutual benefits. We hope that eventually all of the NAHC regional associations will adopt our automatic dual membership plan!

CVCHA members receive all the benefits of membership in NAHC. Every CCHA member receives direct mailings of all NAHC publications and notices sent to five designated persons. Additional copies of all NAHC mailings are available at cost.

NAHC's bimonthly *Cooperative Housing BULLETINS* keep us in touch with events, legislation and matters of concern to co-op housing professionals and members. NAHC's *Cooperative Housing JOURNAL* provides articles of lasting importance. In addition our representatives on the NAHC Board of Directors receive Bi-weekly Board reports which when they provide news of current interest we pass on to our concerned members!

NAHC membership also gives us preferred access to NAHC conferences, workshops and services, and provides opportunities for our members to join in the programs and activities of other 'regional associations'.

CVCHA has its own program and services. Our principal educational and training program at this time is NAHC's "3R" Board workshops. These are one day Board and Committee leadership training affairs held in the Board room of the sponsoring Co-op. These workshops focus on the Roles, Risks and Rewards of Board members and the special concerns of the sponsoring Cooperative. They provide professional level board training to co-op leaders at a fraction of the cost of attending regional and national Conferences and Workshops. Our website, CVCHA.org, provides more information on this program.

Three CVCHA member co-ops sponsored "3R" workshops during the past year. We urge all our members to consider participation in this program.

CVCHA professionals are available to attend, on a "pro bono basis", Board and Membership meetings of member cooperatives and prospective members. A

majority of our members have taken advantage of this service. Many CVCHA members have or will soon be in a position to pay off their original mortgages and want to consider the new opportunities this offers. Cooperatives that wish to remain "affordable" while moving towards a "market rate" resale policy have some especially interesting concerns!

In addition, some CVCHA members have encountered troublesome member and management matters well beyond the experience of their boards. We posted a memo on how we handled some of those situations on our website after it was published in NAHC's *Cooperative Housing BULLETIN*.

CVCHA is also considering providing a 'consumer friendly' share loan program for its members as a member service. Our website is set up so all our members can have a page and forum for letting others know about them and their concerns. We have been meeting with staff of the Connecticut Housing Finance Authority on possible joint meetings with their many smaller cooperatives.

We also on occasion have been asked to suggest "co-op friendly" managers to our Co-op members. Our policy in such situations is to suggest at least three experienced management companies. In this connection we have given some thought to holding a "workshop meeting" open to all management companies interested in providing services to housing cooperatives in our area. It would focus attention on what we see as aspects of "friendly co-op management", --- that wants to work cooperatively with elected boards of directors and committees interested in the best possible arrangements for their cooperative home ownership.

Finally, our By-laws provide that every CVCHA member co-op can nominate a CVCHA Board member. We want to share and benefit from our collective leadership experience. This has led us to begin using "free conference calls" as a way to hold more frequent Board meetings without the difficulties and expense of face-to-face meetings! It's a relatively new way for Board communication which requires changes in how meetings are organized and conducted.

December 2007